

BILL NO. R-83-08-57

DECLARATORY RESOLUTION NO. D-81-83

A DECLARATORY RESOLUTION designating
an "Urban Development Area" under
I.C. 6-1.1-12.1.

WHEREAS, Petitioner has duly filed its petition dated
August 18, 1983, to have the following described property design-
ated and declared an "Urban Development Area" under Division 6,
Article II, Chapter 2 of the Municipal Code of the City of Fort
Wayne, Indiana of 1974, as amended, and I.C. 6-1.1-12.1, to-wit:

Lot #5 Walter A. Felger Addition
said property more commonly known as 3519 Leesburg Road, Fort
Wayne, Indiana, corner of Bass & Leesburg; and

WHEREAS it appears that said petition should be pro-
cessed to final determination in accordance with the provisions
of said Division 6.

NOW, THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL
OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Sec-
tion 2 below, the property hereinabove described is hereby de-
signated and declared an "Urban Development Area" under I.C.
6-1.1-12.1.

(a) An affirmative ("Do Pass") recommendation by the
Fort Wayne Redevelopment Commission, after due
hearing, analysis and study in accordance with
the provision of Division 6, Article II, Chapter 2
of the Municipal Code of the City of Fort Wayne,
Indiana of 1974, as amended; and

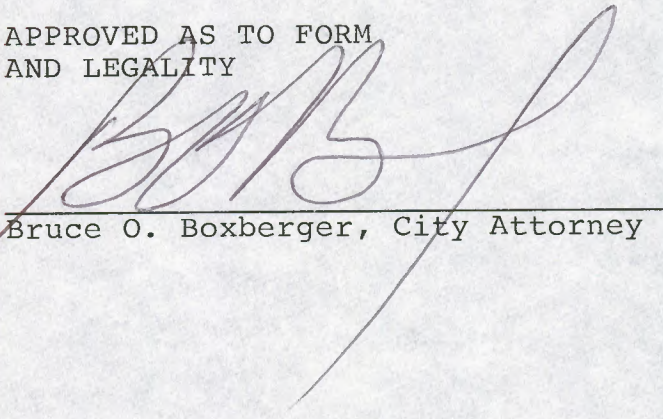
(b) Final confirmation hereof by due passage upon the
final vote hereon.


SECTION 2. That this Resolution shall be in full force

1 Page Two

2
3 and effect from and after its passage and any and all necessary
4 approval by the Mayor.

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7 APPROVED AS TO FORM
8 AND LEGALITY

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12 Bruce O. Boxberger, City Attorney
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Councilmember

Fox River Bond
25% COTTON

led by
munk

Read the first time in full and on motion by Stier,
seconded by Kenner, and duly adopted, read the second time
by title and referred to the Committee Regulations (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of _____,
19____, at _____ o'clock _____ M., E.S.T.

DATE: 8-23-83

Sandra E. Kennedy
CITY CLERK

Read the third time in full and on motion by Stier,
seconded by Kenner, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 9-27-83

Sandra E. Kennedy
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~)
(~~APPROPRIATION~~) ~~ORDINANCE~~ (RESOLUTION) NO. D-81-83,
on the 27th day of September, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy
CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 28th day of Sept, 1983, at the hour of
11:30 o'clock P.M., E.S.T.

Sandra E. Kennedy
CITY CLERK

Approved and signed by me this 30th day of September
1983, at the hour of 12 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

NO. 45

8-18 19 83

RECEIVED FROM Herbert - Ann Kramer

Fifty

D.

DOLLARS

for Abatement Filing Fee

Account Total \$

Amount Paid \$ 50⁰⁰

Balance Due \$

Angie Parson

*THE EFFICIENCY[®]LINE[™] AN AMPAD PRODUCT

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

FORT WAYNE, IND.
RECEIVED

AUG 18 1983

SANDY KENNEDY,
CITY CLERK

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property 3519 LEESBURG ROAD
Street Boundaries (if applicable) CORNER OF BASS & LEESBURG
2. Legal Description of Property LOT #5 WALTER A. FELGER ADDITION
3. Township WASHINGTON
4. Taxing District WASHINGTON CITY
5. Current Zoning District B1B
6. Variance Grant (if any) _____
7. Owner(s) HERBERT D. & ANNE KRAMER
8. Address of Owner(s) 5611 W. DUPONT RD. FORT WAYNE 46818
9. Telephone Number 489-3073
10. Agent of Owner (if any) _____
11. Address _____
12. Telephone Number _____
13. Relationship of Agent to Owner _____
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) _____
15. Current Use of Property
 - (a) How is property presently used? EMPTY - UNUSED
 - (b) What structure(s) (if any) are on the property? A CONCRETE BLOCK AUTOMOBILE REPAIR BAY - (TO BE REMODELED) APARTMENT 4PLY + 2 CAR GARAGE
 - (c) What is the condition of this structure/these structures? BAD ROOF - BROKEN PAINTED WINDOWS - CONCRETE OUTSIDE UNSAFE - BAY AREA APARTMENT + GARAGE - GOOD CONDITION
16. Current Assessment on Land and Improvements
 - (a) What is the amount of latest assessment? \$1500 - LAND \$4700 - BUILDINGS
 - (b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) \$452.00 \$1500 LAND \$4700 IMPROVEMENTS

17. Description of Project TO BLOCK IN ALL EXISTING WINDOWS & DOORS ENCLOSE EXISTING PORCH. INSTALL NEW ROOF INSTALL BAY WINDOW - DISPLAY WINDOW SERVICE DOOR AND CLONALIA ENTRANCE DOOR. COMPLETELY REMODEL INTERIOR - NEW FLOORS - WALLS - CEILINGS - ADD BATH ALL NEW ELECTRICAL & PLUMBING - NEW FURNACE
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? LATE AUGUST 1983
- (b) When is completion expected? OCTOBER 1, 1983
19. Cost of project (not including land cost) \$20,000
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? 2
- (b) What kind of work will employees be engaged in? RETAIL FLOWER SHOP
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? 2
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) _____
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? THE PROPERTY HAS BEEN ALLOWED TO DETERIORATE FOR AT LEAST 20 YRS PRIMARILY BECAUSE OF LACK OF USE. THE ROOF MUST BE REPLACED BEFORE ANY OTHER IMPROVEMENTS CAN BE CONSIDERED. THE PREVIOUS OWNERS HAVE NOT MADE ANY ATTEMPT TO IMPROVE THE APPEARANCE FOR THE SAKE OF THE PROPERTY OWNERS AROUND THEM. THE BUILDING ITSELF REQUIRES COMPLETE RENOVATION TO BRING IT TO ACCEPTABLE STANDARDS.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? _____
- (b) Will the project improve or replace a deteriorated or obsolete structure? YES. PRESENTLY THE STRUCTURE IS NOT USEABLE BECAUSE OF THE DETERIORATION OF THE ROOF & THE INTERIOR FROM THE ROOF LEAKAGE IT HAS BROKEN PAINTED WINDOWS AND THE EXTERIOR CONCRETE IS DETERIORATED & UNSAFE

(c) Will the project preserve a historically or architecturally significant structure? _____

(d) Will the project contribute to the conservation and/or stability of a neighborhood? IT SHOULD IMPROVE THE APPEARANCE AND VALUE OF THE NEIGHBORHOOD

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? THE APPEARANCE OF THE ENTIRE STRUCTURE WILL BE ENHANCED WITH THE ADDITION OF VERTICAL CEDAR SIDING & A SHAKE ROOF ON THE PROPOSED ADDITION PLUS A NEW BAY WINDOW & ENTRANCE DOOR

24. Zoning Restrictions IN ADDITION TO LANDSCAPING

Will this project require a rezoning, variance, or approval before construction is initiated?

_____ Yes ✓ No

25. Financing on Project

What is the status of financing connected with the project?

OWNER FINANCING SECURED

I hereby certify that the information and representations on this Application are true and complete.

Robert D. Hammer
Signature(s) of Owner(s)

8/18/83
Date

Ann C. Krasner

8/18/83

BILL NO. R-83-08-51

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
~~ORDINANCE~~ A DECLARATORY RESOLUTION designating an "Urban
Development Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

JAMES S. STIER, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

VICTURE L. SCRUGGS

MARK E. GIAQUINTA

ROY J. SCHOMBURG

John
Janet G. Bradbury
Victure Scruggs
Mark E. Giaquinta
R. J. Schomburg

Concurred in 9-27-83

Sandra E. Kennedy

FORT WAYNE
REDEVELOPMENT
COMMISSION

DATE: September 14, 1983
TO: Councilman James S. Stier, Council Committee
FROM: ^{on} Regulations
Gary E. Wasson, Executive Director
SUBJECT: Tax Abatement - Floral Shop

Background

On August 23, 1983, Declaratory Resolution No. R83-08-51 was introduced in City Council requesting designation of the property located at 3519 Leesburg Road, Fort Wayne, Indiana as an "Urban Development Area" for purposes of tax abatement. The Resolution was then referred to the Redevelopment Commission for Public Hearing.

Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on September 12, 1983. No one spoke in opposition to the abatement requested.

Recommendation

Following the Public Hearing, the Redevelopment Commission at their Regular Meeting on September 12, 1983, did adopt the attached Resolution No. 83-44 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Lot #5 in Walter A. Felger Addition, Corner
of Leesburg Road, Fort Wayne, Indiana

as an "Urban Development Area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff received the aforementioned application and found that:

Herbert and Anne Kramer plan to remodel a badly deteriorated concrete block automobile repair bay which is attached to a 4-apartment building. The repair bay will be converted into a flower shop which will create two additional new jobs for Fort Wayne.

The project meets the intent of the I.C.6-1.1-12.1 legislation and compliments the objectives of the City of Fort Wayne.

GEW/jw
enclosures
cc: ☒ Sandra Kennedy
City Clerk

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE _____ Declaratory Resolution 03-83-08-51

DEPARTMENT REQUESTING ORDINANCE _____ City Clerk's Office

SYNOPSIS OF ORDINANCE _____ A Declaratory Resolution designating an

"Urban Development Area" under I.C. 6-1.1-12.1.

Address of property is 3519 Leesburg Road, Lot #5, Walter

A. Felger Addition, corner of Bass & Leesburg.

EFFECT OF PASSAGE _____ The badly rundown property will be completely
renovated which will improve the appearance and value of neighborhood.

EFFECT OF NON-PASSAGE _____ Property will continue to deteriorate.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____ \$20,000.00 (not
including land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) _____